



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/9/2026

File ID: TMP-6810

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 97.24 acres of land lying on the east of Greenbrier Pkway and south of Huntsville Brownsferry Rd from Highway Business C-4 District to Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set May 28, 2026 Regular Council Meeting)

Resolution No.

Ordinance No.

Choose an item.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: April 29 & May 6, 2026/ Ordinance: June 3, 2026

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: Greenbrier Pkwy NW, Madison, AL 35756

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☒

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 26-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The rezoning of certain land lying on the east of Greenbrier Pkway and south of Huntsville Brownsferry Rd from Highway Business C-4 District to Residence 2 District.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Speakin' Out News on the 29th day of April, 2026, and the second publication shall be one week thereafter on the 6th day of May, 2026, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 28th day of May, 2026, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 26-____, which is introduced by the City Council of the City of Huntsville on the 9th day of April, 2026, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 26-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the east of Greenbrier Pkwy and south of Huntsville Brownsferry Rd, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Highway Business C-4 District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A parcel of land situated in the Northeast Quarter of Section 6, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, {bearings and distances referenced to the Alabama State Plane Coordinate System, West Zone, NAD83(2011)} and being more particularly described as follows: Beginning at the northwest corner of the Northeast Quarter of said Section 6 (SPC East Zone: N- 1,540,653.23, E- 339,757.61 – SPC West Zone N- 1,721,357.10, E- 2152876.00); thence run South 89 degrees 32 minutes 05 seconds East 1841.69 feet; thence run South 00 degrees 27 minutes 55 seconds West 111.66 feet; thence run 38.61 feet along a curve to the right having a radius of 450.00 feet, a delta angle of 04 degrees 55 minutes 00 seconds, and a chord bearing and distance of South 02 degrees 55 minutes 25 seconds West 38.60 feet; thence run South 05 degrees 22 minutes 55 seconds West 728.83 feet; thence run 614.14 feet along a curve to the left having a radius of 36268.91 feet, a delta angle of 00 degrees 58 minutes 13 seconds, and a chord bearing and distance of South 05 degrees 07 minutes 54 seconds West 614.13 feet; thence run 269.04 feet along a curve to the left having a radius of 450.00 feet, a delta angle of 34 degrees 15 minutes 21 seconds, and a chord bearing and distance of South 12 degrees 19 minutes 29 seconds East 265.05 feet; thence run South 29 degrees 27 minutes 09 seconds East 145.62 feet; thence run North 67 degrees 49 minutes 26 seconds East 50.41 feet; thence run South 29 degrees 27 minutes 09 seconds East 258.73 feet; thence run 321.16 feet along a curve to the right having a radius of 80.50 feet, a delta angle of 228 degrees 35 minutes 13 seconds, and a chord bearing and distance of South 12 degrees 56 minutes 02 seconds West 146.74 feet; thence run 311.84 feet along a curve to the left having a radius of 570.00 feet, a delta angle of 31 degrees 20 minutes 45 seconds, and a chord bearing and distance of South 38 degrees 49 minutes 38 seconds West 307.97 feet; thence run South 18 degrees 44 minutes 29 seconds West 7.87 feet; thence run 72.56 feet along a curve to the left having a radius of 600.00 feet, a delta angle of 06 degrees 55 minutes 44 seconds, and a chord bearing and distance of South 15 degrees 16 minutes 37 seconds West 72.51 feet; thence run

North 74 degrees 57 minutes 03 seconds West 629.53 feet; thence run 245.16 feet along a curve to the right having a radius of 500.00 feet, a delta angle of 28 degrees 05 minutes 36 seconds, and a chord bearing and distance of North 60 degrees 54 minutes 14 seconds West 242.71 feet; thence run 13.94 feet along a curve to the left having a radius of 10.00 feet, a delta angle of 79 degrees 53 minutes 53 seconds, and a chord bearing and distance of North 86 degrees 48 minutes 22 seconds West 12.84 feet; thence run South 53 degrees 14 minutes 41 seconds West 447.22 feet; thence run North 33 degrees 16 minutes 46 seconds West 566.05 feet; thence run 479.33 feet along a curve to the left having a radius of 4834.22 feet, a delta angle of 05 degrees 40 minutes 52 seconds, and a chord bearing and distance of North 36 degrees 07 minutes 10 seconds West 479.14 feet; thence run North 00 degrees 29 minutes 08 seconds East 1680.02 feet back to the Point of Beginning. Said parcel contains 97.24 acres (4,235,964 sq. ft.) more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the ____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

PROPOSED HIGHWAY BUSINESS C-4 DISTRICT

